

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on

CRAIGSIDE
2103 Nuuanu, Oahu, Hawaii

REGISTRATION NO. 1256

IMPORTANT — Read This Report Before Buying

This Report Is Not an Approval or Disapproval of This Condominium Project

It reflects information obtained by the Real Estate Commission in its investigation of the project. This report, based on a principle of disclosure, is issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.

The developer shall not enter into a binding contract or agreement for the sale of any unit in a Condominium Project but may only take reservations therefore after

- (1) A copy of this Report has been given to the prospective purchaser,
- (2) The latter has been given an opportunity to read same, and,
- (3) His receipt taken therefor.

Issued: April 21, 1980
Expires: May 21, 1981

SPECIAL ATTENTION

A comprehensive reading of this report is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser or prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED MARCH 14, 1980, AND INFORMATION SUBSEQUENTLY FILED AS OF April 15, 1980. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAW, CHAPTER 514A, HAWAII REVISED STATUTES.

1. CRAIGSIDE is a proposed leasehold condominium project consisting of two (2) twenty-seven story buildings (Towers One and Two) to be constructed containing 241 residential apartments and an existing nine story building (Tower Three) containing 48 residential apartments. There shall be 492 (including 143 compact stalls) parking stalls, 417 of which are appurtenant to the apartments in the Project, 72 of which are guest parking stalls and 3 of which shall be available for sale by the Developer to apartment owners as more fully described hereinafter.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and the issuance of this Preliminary Public Report.
3. The Developer reports that the Declaration of Horizontal Property Regime and the Bylaws have not been executed or filed with the Office of the Assistant Registrar of the Land Court of the State of Hawaii.
4. As of this date no advertising and promotional matters have been submitted to the Commission pursuant to its rules and regulations.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, and the Rules and Regulations of the Hawaii Real Estate Commission which relate to Horizontal Property Regime.
6. This Preliminary Public Report automatically expires thirteen (13) months after the date of issuance, April 21, 1980, unless a Supplementary or Final Public Report issues, or the Commission, upon review of registration, issues an order extending the effective date of this report.
7. This Preliminary Public Report is made a part of the CRAIGSIDE condominium project. The Developer shall be responsible for placing this Preliminary Public Report (yellow paper stock), together with the Disclosure Abstract in the hands of all purchasers and prospective purchasers and securing a signed copy of the receipt therefor from each such person.

NAME OF PROJECT: CRAIGSIDE

LOCATION: The project is located at 2103 Nuuanu Avenue, Nuuanu, City and County of Honolulu, State of Hawaii, and consists of approximately 158,238 square feet of land.

TAX KEY: 2-2-20:2 (Portion)

ZONING: PD-H

DEVELOPER: ADC/CJA JOINT VENTURE, a registered Hawaii joint venture, whose business and post office address is 567 South King Street, Suite 304, Honolulu, Hawaii 96813 (Telephone: 521-8971), is the developer of the Project. The joint venturers are Amfac Development Corp., a Hawaii corporation, 20th Floor, Amfac Building, 700 Bishop Street, Honolulu, Hawaii 96813 (Telephone: 546-8205) and Central Judd Associates, a registered Hawaii limited partnership, 567 South King Street, Suite 304, Honolulu, Hawaii 96813 (Telephone: 521-8971).

ATTORNEY REPRESENTING DEVELOPER: Chun, Kerr & Dodd (Attention: Melvin Y. Kaneshige), 14th Floor, Amfac Building, 700 Bishop Street, Honolulu, Hawaii 96813; Telephone: 531-6575.

DESCRIPTION OF PROJECT AND APARTMENTS: The Project shall consist of three (3) buildings containing two hundred eighty-nine (289) residential apartments. Two (2) new towers (Towers One and Two) will be built, each containing twenty seven (27) stores. The new tower buildings will be constructed primarily of reinforced concrete, masonry, glass and appropriate trim. The existing building (Tower Three) is nine (9) stores tall, constructed principally of reinforced concrete, masonry, glass and appropriate trim.

The types of apartments and their location, number of rooms, and other data are more particularly described in Exhibit A attached hereto. The approximate area of each apartment is shown in Exhibit B.

The square foot floor area of each apartment shown on the attached Exhibit B includes all the walls and partitions within its perimeter walls, including any glass windows or panels along the perimeter and the outer edge of the floor slab (Towers One and Two only). Each apartment shall include the entirety of perimeter non-party walls and the interior half of the perimeter party walls, whether load-bearing or non-load-bearing; the inner decorated or finished surfaces of the floors and ceilings; and any adjacent lanai and loft space shown on the Condominium Map.

The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls, the floors and ceiling surrounding each apartment or any pipes, wires, conduits or other utility or service lines running through such apartment which are utilized for or serve more than one apartment, the same being deemed common elements as hereinafter provided. Each apartment shall be deemed to include all the walls and partitions which are not load-bearing within its perimeter walls, the inner decorated or finished surfaces of all walls, floors and ceilings, any doors, windows or panels along the perimeters, and all fixtures originally installed therein. Each apartment shall also include the lanai or lanais to which such apartment has direct, exclusive access.

COMMON ELEMENTS: The common elements will include the land and all improvements on the land (except for all portions thereof which are apartments) as well as all common elements mentioned in Chapter 514A, Hawaii Revised Statutes, which are actually included in the project, including specifically but not limited to:

(a) Said land in fee simple.

(b) All yards, grounds, landscaping, retaining walls, planters, recreational facilities, tennis courts, the swimming pool and all refuse facilities.

(c) All deck areas, driveways and walkways.

(d) All ducts, electrical equipment, central water heating systems, wiring, pipes and other central and appurtenant transmission facilities and installations on, over, under and across the Project which serve more than one apartment for services such as power, light, water, gas, sewer, telephone and radio and television signal distribution, except those located within the several buildings.

(e) The residential manager's office located on the basement lobby level of Tower Two together with all rights of access to said office.

(f) All parking areas and spaces (which include four hundred seventeen (417) spaces appurtenant to the apartments as described below, seventy-two (72) spaces which are provided for guest parking and three (3) spaces which shall be used as described in subparagraph (g) under the heading Limited Common Elements), driveways, ramps, loading areas and refuse facilities.

(g) Any and all other apparatus and installations of common use and all other parts of the property necessary or convenient to its existence, maintenance and safety, or normally in common use.

(h) The limited common elements described below.

LIMITED COMMON ELEMENTS: Certain parts of the common elements, herein called and designated "limited common elements", are hereby set aside and reserved for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto exclusive easements for the use of such limited common elements. The limited common elements so set aside and reserved are as follows:

(a) The building designated Tower One, including without limitation its foundations, floor slabs, columns, girders, beams, supports, unfinished perimeter and load bearing walls, chases, entries, stairways, corridors, exterior surfaces, elevators, ducts, electrical equipment, central water heating systems, wiring, pipes, refuse facilities, and other central and appurtenant transmission facilities and installations located within said building which

serve more than one apartment in such building, shall be limited to the use of owners of apartments of Tower One.

(b) Except as provided for in subparagraph (h) below, the building designated Tower Two, including without limitation its foundations, floor slabs, columns, girders, beams, supports, unfinished perimeter and load bearing walls, chases, entries, stairways, corridors, exterior surfaces, elevators, ducts, electrical equipment, central water heating systems, wiring, pipes, refuse containers, and other central and appurtenant transmission facilities and installations located within said building which serve more than one apartment in such building, shall be limited to the use of owners of apartments of Tower Two.

(c) The building designated Tower Three, including without limitation its foundations, floor slabs, columns, girders, beams, supports, unfinished perimeter and load bearing walls, chases, entries, stairways, roofs, corridors, exterior surfaces, elevators, ducts, electrical equipment, central water heating systems, wiring, pipes, refuse facilities, and other central and appurtenant transmission facilities and installations located within said building which serve more than one apartment in such building, shall be limited to the use of owners of apartments of Tower Three.

(d) With respect to apartments in Tower One, two (2) parking stalls for each apartment on the twenty-sixth and twenty-seventh floors, each three bedroom apartment and each two bedroom apartment (except for those two bedroom apartments numbered 101, 104, 105, 204, 205, 304, 305, 404, 405, 504, 505, 604, 605, 704, 705 and 804 which shall have one (1) parking stall), and one (1) parking stall for each one bedroom apartment, all as designated on Exhibit B attached hereto, shall be appurtenant to and be for the exclusive use of the designated apartment. Each apartment on the twenty-sixth and twenty-seventh floors and each three bedroom apartment and each two bedroom apartment in Tower One (except for each of those two bedroom apartments numbered 101, 104, 105, 204, 205, 304, 305, 404, 405, 504, 505, 604, 605, 704, 705 and 804 which shall always have at least one parking stall appurtenant to it) and each one bedroom apartment in Tower One shall always have at least one parking stall appurtenant to it. Upon compliance with the provisions of Section 514A-14 of the Hawaii Revised Statutes, any parking stall may be transferred from apartment to apartment in the Project and, except for the guest parking stalls mentioned in subparagraph (f) under the heading Common Elements, shall always be appurtenant to one of the apartments in the Project.

(e) With respect to all apartments in Tower Two except those apartments numbers 1A, PHII and PH, two (2) parking stalls for each apartment, as designated on

Exhibit B attached hereto, shall be appurtenant to and be for the exclusive use of the designated apartment. With respect to those apartments numbered PH and PHII, four (4) parking stalls, and with respect to that apartment numbered 1A one (1) parking stall shall be appurtenant to and be for the exclusive use of the apartment as designated on Exhibit B attached hereto. Each apartment in Tower Two except those apartments numbered 1A, PHII and PH shall always have at least two parking stalls appurtenant to it. Apartments PH and PHII shall each always have at least four (4) parking stalls appurtenant to them. Apartment 1A shall always have at least one parking stall appurtenant to it. Upon compliance with the provisions of Section 514A-14 of the Hawaii Revised Statutes, any parking stall may be transferred from apartment to apartment in the Project and, except for the guest parking stalls mentioned in subparagraph (f) under the heading Common Elements, shall always be appurtenant to one of the apartments in the Project.

(f) With respect to apartments in Tower Three, one (1) automobile parking stall for each apartment, as designated on Exhibit B attached hereto, shall be appurtenant to and be for the exclusive use of the designated apartment. Each apartment in Tower Three shall always have at least one parking stall appurtenant to it. Upon compliance with the provisions of Section 514A-14 of the Hawaii Revised Statutes, any parking stall may be transferred from apartment to apartment in the Project and, except for the guest parking stalls mentioned in subparagraph (f) under the heading Common Elements, shall always be appurtenant to one of the apartments in the Project.

(g) In addition to the parking spaces designated in subparagraphs (d), (e) and (f), above, three (3) exclusive easements to use three (3) parking spaces are hereby set aside and reserved as hereinbelow described. The Developer reserves the right to designate by amendment to the Declaration the parking spaces so set aside and designated. The Developer shall exercise such right to designate the apartments to which such parking stalls are appurtenant before execution of the first apartment deed. The easement to use any such space shall be transferred only to an owner of an apartment on such terms and conditions as may be agreed upon by such owner and Developer. Upon any such transfer, the parking space shall become an exclusive appurtenance to the apartment held by the owner thereto and may be transferred only as provided in the Declaration. The Developer reserves the right at any time and from time to time to transfer any or all of such easements which have not been transferred by the Developer to the Association for its use and upon such transfer, all such spaces shall be deemed to be a common element of the Project. All apartment owners who purchase apartments subject to the Declaration hereby agree to any such transfer of easements to the Association and hereby grant to the Developer a power of attorney to

execute any and all instruments which may be necessary in order to effectuate such transfer, which power of attorney, being coupled with an interest, is irrevocable.

(h) The elevator lobby area on each floor in Tower Two, except for the lobby/basement floor, the first floor, the twenty-sixth floor and twenty-seventh floor, shall be limited to the use of owners of apartments on such floor. The elevator lobby areas on the lobby/basement floor and first floor in Tower Two shall be limited to the use of owners of all apartments of Tower Two. The elevator lobby areas on the twenty-sixth and twenty-seventh floors in Tower Two shall be included in apartments PHII and PH, respectively.

(i) All other common elements of the Project which are rationally related to less than all of said apartments or buildings shall be limited to the use of such apartments or buildings.

PERCENTAGE OF UNDIVIDED OWNERSHIP TO BE CONVEYED TO PURCHASERS:

Each apartment shall have appurtenant thereto an undivided percentage interest in the common elements of the project as shown opposite the number of each apartment in Exhibit B, attached hereto and the same percentage share in all common profits and expenses of the common elements of the project, and, except as herein expressly provided for, all other purposes, including voting.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: A residential apartment shall at all times be occupied and used only for residential purposes (including hotel purposes if so approved by the Association and the Fee Owner, Hawaii Conference Foundation), by the respective owners thereof, their tenants, licensees, families, domestic servants and social guests, and for no other purpose.

The House Rules submitted to the Commission indicate in part that (1) pets must be registered, the Board of Directors may limit the number of pets allowed, and may also require the immediate removal of pets that are a nuisance; (2) occupancy is limited to not more than two persons per bedroom in each apartment, except that this occupancy may be exceeded by members of the immediate family of the owner, renter or lessee; and (3) no fires or barbecuing will be permitted on any apartment lanais.

OWNERSHIP OF TITLE: The Developer has filed with the Commission a Preliminary Title Report, dated March 3, 1980, prepared by Title Guaranty of Hawaii, Incorporated, which certifies that title to the land committed to this regime is vested in Hawaii Conference Foundation. The land to be committed to this regime is a portion of the property described in the preliminary title report, pending subdivision approval. A preliminary subdivision map and a proforma title description and land area designation for the project are on file with the Commission for review.

ENCUMBRANCES: Said Preliminary Title Report dated March 3, 1980 prepared by Title Guaranty of Hawaii, Incorporated, states that as of the date of the search, title to the land is subject to:

1. Right of way in favor of the City and County of Honolulu, for pedestrian traffic over and an easement for underground water pipe, across Lot 20-A-1.
2. Delineation of easement for sanitary sewer purposes, as shown on Map 21, as set forth by Land Court Order No. 23748, filed January 27, 1965.
3. A grant in favor of City and County of Honolulu for sewer purposes dated November 19, 1964 and filed as Land Court Document No. 352723.
4. A grant in favor of Hawaiian Electric Company, Inc. and Hawaiian Telephone Company for utility purposes, dated May 11, 1965 and filed as Land Court Document No. 362754.
5. That certain Agreement to Lease made by and between Hawaii Conference Foundation, a Hawaii eleemosynary corporation, as owner, and Amfac Financial Corp., a Hawaii corporation, as developer, dated December 31, 1975 and filed as Land Court Document No. 756233; re rights to develop the within premises being Lot 20-A.

Said Agreement to Lease Document No. 756233, by mesne assignments, amended and assigned to ADC/CJA Joint Venture, a registered Hawaii joint venture, by undated instrument filed as Land Court Document No. 992045 on January 17, 1980. Consent given by Hawaii Conference Foundation, a Hawaii eleemosynary corporation, filed as Land Court Document No. 992046.

6. For real property taxes, refer to Tax Assessor, First Division, State of Hawaii.

NOTE: Title to the land is also subject to all easements now or hereafter of record, and the Developer reserves the right to designate and grant all rights of way or easements to any public utility or governmental authority, for the construction, installation, operation, maintenance, repair and replacement of lines and other transmission facilities and appurtenances for electricity, gas, telephone, sewer drainage, radio and television signal distribution and other services and utilities over, across and under said easements according to the respective designations thereof; and to establish reasonable covenants to be performed by the grantee of such easements relating to the maintenance of such easements and the facilities and appurtenances thereof, and access thereto, which covenants shall be covenants benefitting and running with the land.

PURCHASE MONEY HANDLING: A copy of the specimen sales contract and the escrow agreement, as amended, has been submitted as part of the registration. The escrow agreement dated April 3, 1980 identifies TITLE GUARANTY ESCROW SERVICES, INC., as the escrow agent. Upon examination, the specimen sales contract and the executed escrow agreement are found to be in compliance with Chapter 514A, Hawaii Revised Statutes, and particularly with Sections 514A-37, 514A-39, and 514A-63 through 514A-66, Hawaii Revised Statutes.

Among other provisions the executed escrow agreement provides that a purchaser under contract of sale, upon written request, shall be entitled to a refund of all monies deposited with escrow, less a cancellation fee of \$25.00 imposed by the escrow agent, if any one of the following shall have occurred: (a) Developer has requested escrow in writing to return to purchaser the funds of such purchase then held by escrow; or (b) if less than forty-eight (48) hours has elapsed since purchaser has acknowledged receipt of a true copy of the Real Estate Commission's Final Public Report.

The specimen sales contract provides in part: (1) that if the purchasers who have agreed to obtain mortgage loans have not secured commitments therefor within 45 days after application for the same satisfactory to developer, developer may elect to terminate, at developer's option, the sales contract upon written notice to the purchaser and, upon such termination, all monies paid by the purchaser shall be refunded without interest, less the cost of any credit report, escrow cancellation fees, if any, and other costs actually incurred by developer or lending institution in processing such loan application; provided, however, that if developer ascertains that the purchaser has failed to qualify for the mortgage loan due to the failure to use his best efforts to obtain a mortgage loan in good faith or to do or perform all acts necessary to obtain such loan, then such factors shall constitute a default by the purchaser entitling developer to retain all sums paid as liquidated damages as provided in paragraph 22 of the sales contract; (2) that if the purchaser who shall not require financing has not submitted an acceptable financial statement, developer shall have thirty (30) days to terminate the sales contract and cause to be refunded to purchaser the amounts already paid, without interest, less the cost of any credit report, escrow cancellation fees and other costs actually incurred in reviewing such financial statement; (3) prospective purchasers should be aware that the developer's mortgage loans (interim, renewals and extensions) used for the construction of the project shall be and remain at all times a superior lien on the project, and purchasers intentionally waive and subordinate the priority of lien under the sales contract or reservation agreement in favor of such mortgage loans and waive any claims which they may have against developer for breach of the sales contract or reservation agreement in the event that said mortgage loans are foreclosed; (4) that the contract constitutes only a reservation

agreement until such time as the developer deposits in the U.S. mails a notice addressed to the purchaser stating that developer has determined that the project can go forward, after which time the sales contract becomes binding. Prior to that time, either the developer or the purchaser has an unconditional right to cancel the contract by written notice to the other.

If the development and construction of the Project is delayed due to matters or conditions beyond control of the developer, the specimen Sales Contract reserves the right in the developer to increase the total purchase price for the property after notice to the purchaser by an amount not in excess of the property's proportionate share (approximately based on the property's percentage common interest as specified in the Sales Contract) of the total amount of such increases in development and construction costs.

Additionally, the Sales Contract provides that Seller makes no warranties, express or implied, with respect to the apartments or any common element or anything installed therein. Seller shall assign to Buyers any and all warranties given Seller by the general contractor of the Project together with any guarantees against faulty material or workmanship. Buyers shall receive direct warranties given by dealers or manufacturers on appliances installed in apartments and common elements.

PROGRAM OF FINANCING: The developer has not yet obtained an interim construction loan or entered into a construction contract for Craigside.

MANAGEMENT AND OPERATION: Article IV Section 2 of the proposed Bylaws states that the Board of Directors shall at all times employ a responsible corporate managing agent to manage and control the property subject at all times to direction by the Board of Directors. The developer contemplates that Aaron M. Chaney, Inc., 841 Bishop Street, Honolulu, Hawaii 96813, will be the initial managing agent.

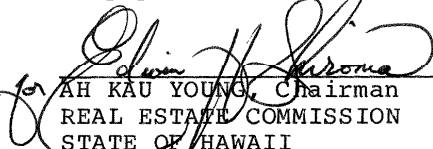
CONVERSION OF EXISTING BUILDING: Tower Number Three is an existing building which was completed in 1965. To the best of Seller's information and belief, the building built on the subject premises is in compliance with all ordinances, codes, rules, regulations or other requirements in force at the time of the construction thereof, and no variance was granted from any ordinance, code, rule, regulation or other requirement in force at the time of the construction. Any and all renovation, modification or addition to the existing tower shall be done in compliance with current ordinances, codes, rules, regulations or other requirements regulating existing buildings.

STATUS OF PROJECT: The developer advises that construction of CRAIGSIDE is presently intended to commence on July 1, 1980, and is presently estimated to be completed about October 1, 1981.

The purchaser or prospective purchaser should be cognizant of the fact that this Preliminary Public Report represents information disclosed by the developer in the required Notice of Intention submitted March 14, 1980, and information subsequently filed as of April 16, 1980.

THIS PRELIMINARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1256 filed with the Commission on March 14, 1980.

The report, when reproduced, shall be a true copy of the Commission's Public Report. The paper stock used in making facsimiles must be yellow.


for AH KAU YOUNG, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

DISTRIBUTION:

DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT
CITY & COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION
TITLE GUARANTY ESCROW SERVICES, INC.

DATE: April 21, 1980

REGISTRATION No. 1256

EXHIBIT "A"

The project shall consist of three buildings, Towers One and Two (to be built) and Tower Three (existing), containing 289 residential apartments.

There are thirty-two residential apartment types designated as Types A, AM, AR, B, BR, C, D, A-L, AM-L, AR-L, B-L, BR-L, C-L, A-LD, AM-LD, AR-LD, B-LD, BR-LD, C-LD, E, F, EF, G, H, I, I-R, J, J-R, K, L, L-R and M. Types A, AM and AR are one-bedroom residential apartments, each of which includes one bedroom, one living-dining room, one bathroom and a kitchen area. Types A-L, AM-L, AR-L, B-L, BR-L, C-L, A-LD, AM-LD, AR-LD, B-LD, BR-LD and C-LD are unfurnished residential apartments, types B-LD, BR-LD and C-LD of which have a lanai and a roof lanai and types B-L, BR-L and C-L of which have a lanai. Types B, BR and D are two-bedroom residential apartments, each of which includes two bedrooms, one living-dining room, two bathrooms, a kitchen area and a lanai. Type E is a two-bedroom residential apartment which includes two bedrooms, one living-dining room, one bathroom, a kitchen area and a lanai. Types C, F and H are three-bedroom residential apartments, each of which includes three bedrooms, one living-dining room, two bathrooms, a kitchen area and a lanai. Types EF and G are unfinished apartments each of which includes a lanai. Types I and I-R are studio residential apartments, each of which includes one living-bedroom, one bathroom, a kitchen area and a balcony lanai. Types J, J-R, and K are one bedroom residential apartments, each of which includes one bedroom, one living-dining room, one bathroom, a kitchen area and a balcony lanai. Types L, L-R, and M are two bedroom residential apartments, each of which includes two bedrooms, one living-dining room, one bathroom, a kitchen area and a balcony lanai.

There are 189 residential apartments in Tower One. Each floor in Tower One contains 7 apartments (1 Type A, 1 Type AM, 2 Type AR, 1 Type B, 1 Type BR and 1 Type C) except for (1) the twenty-sixth floor which contains 1 Type AL, 1 Type AM-L, 2 Type AR-L, 1 Type B-L, 1 Type BR-L and 1 Type C-L; (2) the twenty-seventh floor which contains 1 Type A-LD, 1 Type AM-LD, 2 Type AR-LD, 1 Type B-LD, 1 Type BR-LD, 1 Type C-LD; and (3) the first floor which contains 1 Type A, 1 Type AM, 2 Type AR, 1 Type B, 1 Type BR and 1 Type D.

There are 52 residential apartments in Tower Two. Each floor in Tower Two contains 2 apartments: 1 Type F and 1 Type H, except for the twenty-seventh floor which contains 1 Type G, the twenty-sixth floor which contains 1 Type EF and the first floor which contains 1 Type E and 1 Type F.

There are 48 residential apartments in Tower Three. Floors one, two, three and four in Tower Three contain 6 apartments: 1 Type I, 1 Type J, 1 Type J-R, 1 Type K, 1 Type L and 1 Type M. Floors five, six, seven and eight in Tower Three contain 6 apartments: 1 Type I, 1 Type J-R, 1 Type K, 1 Type L, 1 Type L-R and 1 Type M.

Each apartment has immediate access to its entries, and to the corridors, walkways, stairways, and elevators appurtenant to such apartment and connecting it to the common elements and parking areas of the Project and the public street.

Each tower has a separate street address. The street addresses for Towers One, Two and Three are 2101 Nuuanu Avenue, 38 South Judd Street and 21 Craigside Place respectively. Within each tower apartments will be identified as follows: In Tower One the apartments will be identified by a three or four digit number. The first digit for three digit numbers or the first two digits for four digit numbers designate the floor of Tower One on which the apartment is located. The last two digits identify the apartment location on each floor of Tower One as shown on the Condominium Map; provided, however, that all apartments in Tower One with the prefix PHB are located on the twenty-sixth floor and all apartments in Tower One with the prefix PHA are located on the twenty-seventh floor. The apartment numbers for apartments in Tower Two contain one or two digit numbers which indicate the floor on which such apartment is located followed by the letter A or B which indicate the location of the apartment on the floor (A being on the Ewa side of the floor and B being on the Diamond Head side of the floor), as shown on the Condominium Map. The apartment numbers for apartments in Tower Three contain a one digit number which indicates the floor on which such apartment is located and a letter which indicates the location of such apartment on the floor as shown on the Condominium Map. The plan for each apartment and apartment numbers are listed below:

CRAIGSIDE
TOWER ONE

Apartment Number	Apartment Type	Parking Stall(s)	Living Area (sq. ft.)	Roof Lanai (sq. ft.)	Lanai (sq. ft.)	Total Area (sq. ft.)	Percentage of Common Interest
101	D	21	1243.05		205	1448.05	.407
102	AR	424C	798.39			798.39	.261
103	A	412C	798.39			798.39	.261
104	B	205	1203.79		205	1408.79	.394
105	BR	204	1203.79		205	1408.79	.394
106	AR	413C	798.39			798.39	.261
107	AM	411C	817.00			817.00	.267
201	C	114, 115	1450.67		205	1655.67	.475
202	AR	410C	798.39			798.39	.261
203	A	319C	798.39			798.39	.261
204	B	207	1203.79		205	1408.79	.394
205	BR	206	1203.79		205	1408.79	.394
206	AR	318C	798.39			798.39	.261
207	AM	304C	817.00			817.00	.267
301	C	116, 117	1450.67		205	1655.67	.475
302	AR	248C	798.39			798.39	.261
303	A	308C	798.39			798.39	.261
304	B	249	1203.79		205	1408.79	.394
305	BR	247	1203.79		205	1408.79	.394
306	AR	300C	798.39			798.39	.261
307	AM	299C	817.00			817.00	.267
401	C	118, 119	1450.67		205	1655.67	.475
402	AR	296C	798.39			798.39	.261
403	A	186C	798.39			798.39	.261
404	B	355	1203.79		205	1408.79	.394
405	BR	342	1203.79		205	1408.79	.394
406	AR	187C	798.39			798.39	.261
407	AM	180C	817.00			817.00	.267

Apartment Number	Apartment Type	Parking Stall(s)	Living Area (sq. ft.)	Roof Lanai (sq. ft.)	Lanai (sq. ft.)	Total Area (sq. ft.)	Percentage of Common Interest
501	C	120, 121	1450.67		205	1655.67	.475
502	AR	179C	798.39			798.39	.261
503	A	175C	798.39			798.39	.261
504	B	344	1203.79		205	1408.79	.394
505	BR	343	1203.79		205	1408.79	.394
506	AR	174C	798.39			798.39	.261
507	AM	173C	817.00			817.00	.267
601	C	122, 123	1450.67		205	1655.67	.475
602	AR	172C	798.39			798.39	.261
603	A	169C	798.39			798.39	.261
604	B	346	1203.79		205	1408.79	.394
605	BR	345	1203.79		205	1408.79	.394
606	AR	36C	798.39			798.39	.261
607	AM	37C	817.00			817.00	.267
701	C	223, 224	1450.67		205	1655.67	.475
702	AR	30C	798.39			798.39	.261
703	A	29C	798.39			798.39	.261
704	B	348	1203.79		205	1408.79	.394
705	BR	347	1203.79		205	1408.79	.394
706	AR	25C	798.39			798.39	.261
707	AM	24C	817.00			817.00	.267
801	C	225, 226	1450.67		205	1655.67	.475
802	AR	23C	798.39			798.39	.261
803	A	22C	798.39			798.39	.261
804	B	211	1203.79		205	1408.79	.394
805	BR	156, 157C	1203.79		205	1408.79	.394
806	AR	74C	798.39			798.39	.261
807	AM	73C	817.00			817.00	.267
901	C	229, 230	1450.67		205	1655.67	.475
902	AR	67C	798.39			798.39	.261
903	A	66C	798.39			798.39	.261
904	B	209, 210	1203.79		205	1408.79	.394
905	BR	214, 215C	1203.79		205	1408.79	.394
906	AR	60C	798.39			798.39	.261
907	AM	59C	817.00			817.00	.267

Apartment Number	Apartment Type	Parking Stall(s)	Living Area (sq. ft.)	Roof Lanai (sq. ft.)	Lanai (sq. ft.)	Total Area (sq. ft.)	Percentage of Common Interest
1001	C	227, 228	1450.67		205	1655.67	.475
1002	AR	56C	798.39			798.39	.261
1003	A	268C	798.39			798.39	.261
1004	B	368, 369 TC	1203.79		205	1408.79	.394
1005	BR	370, 371 TC	1203.79		205	1408.79	.394
1006	AR	61C	798.39			798.39	.261
1007	AM	158C	817.00			817.00	.267
1101	C	233, 234	1450.67		205	1655.67	.475
1102	AR	149C	798.39			798.39	.261
1103	A	62C	798.39			798.39	.261
1104	B	366, 367 TC	1203.79		205	1408.79	.394
1105	BR	144, 145 TC	1203.79		205	1408.79	.394
1106	AR	374C	798.39			798.39	.261
1107	AM	377C	817.00			817.00	.267
1201	C	231, 232	1450.67		205	1655.67	.475
1202	AR	381C	798.39			798.39	.261
1203	A	135C	798.39			798.39	.261
1204	B	154, 155 TC	1203.79		205	1408.79	.394
1205	BR	152, 153 TC	1203.79		205	1408.79	.394
1206	AR	208C	798.39			798.39	.261
1207	AM	216	817.00			817.00	.267
1301	C	124, 125	1450.67		205	1655.67	.475
1302	AR	303C	798.39			798.39	.261
1303	A	415C	798.39			798.39	.261
1304	B	150, 151 TC	1203.79		205	1408.79	.394
1305	BR	142, 143 TC	1203.79		205	1408.79	.394
1306	AR	277C	798.39			798.39	.261
1307	AM	168	817.00			817.00	.267
1401	C	126, 127	1450.67		205	1655.67	.475
1402	AR	167	798.39			798.39	.261
1403	A	166	798.39			798.39	.261
1404	B	140, 141 TC	1203.79		205	1408.79	.394
1405	BR	138, 139 TC	1203.79		205	1408.79	.394
1406	AR	165	798.39			798.39	.261
1407	AM	164	817.00			817.00	.267

Apartment Number	Apartment Type	Parking Stall(s)	Living Area (sq. ft.)	Roof Lanai (sq. ft.)	Lanai (sq. ft.)	Total Area (sq. ft.)	Percentage of Common Interest
1501	C	128, 129	1450.67		205	1655.67	.475
1502	AR	163	798.39			798.39	.261
1503	A	162	798.39			798.39	.261
1504	B	136, 137 TC	1203.79		205	1408.79	.394
1505	BR	260, 261 TC	1203.79		205	1408.79	.394
1506	AR	161	798.39			798.39	.261
1507	AM	160	817.00			817.00	.267
1601	C	130, 131	1450.67		205	1655.67	.475
1602	AR	159	798.39			798.39	.261
1603	A	419	798.39			798.39	.261
1604	B	278, 279 TC	1203.79		205	1408.79	.394
1605	BR	256, 257 TC	1203.79		205	1408.79	.394
1606	AR	418	798.39			798.39	.261
1607	AM	417	817.00			817.00	.267
1701	C	132, 133	1450.67		205	1655.67	.475
1702	AR	416	798.39			798.39	.261
1703	A	414	798.39			798.39	.261
1704	B	254, 255 TC	1203.79		205	1408.79	.394
1705	BR	253, 252 TC	1203.79		205	1408.79	.394
1706	AR	409	798.39			798.39	.261
1707	AM	408	817.00			817.00	.267
1801	C	235, 236	1450.67		205	1655.67	.475
1802	AR	407	798.39			798.39	.261
1803	A	406	798.39			798.39	.261
1804	B	250, 251 TC	1203.79		205	1408.79	.394
1805	BR	364, 365 TC	1203.79		205	1408.79	.394
1806	AR	404	798.39			798.39	.261
1807	AM	403	817.00			817.00	.267
1901	C	237, 238	1450.67		205	1655.67	.475
1902	AR	402	798.39			798.39	.261
1903	A	401	798.39			798.39	.261
1904	B	271, 272 TC	1203.79		205	1408.79	.394
1905	BR	269, 270 TC	1203.79		205	1408.79	.394
1906	AR	359	798.39			798.39	.261
1907	AM	221	817.00			817.00	.267

Apartment Number	Apartment Type	Parking Stall(s)	Living Area (sq. ft.)	Roof Lanai (sq. ft.)	Lanai (sq. ft.)	Total Area (sq. ft.)	Percentage of Common Interest
2001	C	239, 240	1450.67		205	1655.67	.475
2002	AR	148	798.39			798.39	.261
2003	A	390C	798.39			798.39	.261
2004	B	391, 392 TC	1203.79		205	1408.79	.394
2005	BR	384, 385 TC	1203.79		205	1408.79	.394
2006	AR	389	798.39			798.39	.261
2007	AM	388	817.00			817.00	.267
2101	C	241, 242	1450.67		205	1655.67	.475
2102	AR	91	798.39			798.39	.261
2103	A	92	798.39			798.39	.261
2104	B	382, 383 TC	1203.79		205	1408.79	.394
2105	BR	217, 218	1203.79		205	1408.79	.394
2106	AR	93	798.39			798.39	.261
2107	AM	94	817.00			817.00	.267
2201	C	243, 244	1450.67		205	1655.67	.475
2202	AR	95	798.39			798.39	.261
2203	A	96	798.39			798.39	.261
2204	B	219, 220	1203.79		205	1408.79	.394
2205	BR	378, 379 TRC	1203.79		205	1408.79	.394
2206	AR	97	798.39			798.39	.261
2207	AM	98	817.00			817.00	.267
2301	C	399, 400	1450.67		205	1655.67	.475
2302	AR	99	798.39			798.39	.261
2303	A	100	798.39			798.39	.261
2304	B	265, 266 TRC	1203.79		205	1408.79	.394
2305	BR	362, 363 TRC	1203.79		205	1408.79	.394
2306	AR	101	798.39			798.39	.261
2307	AM	102	817.00			817.00	.267
2401	C	397, 398	1450.67		205	1655.67	.475
2402	AR	103	798.39			798.39	.261
2403	A	104	798.39			798.39	.261
2404	B	146, 147 TRC	1203.79		205	1408.79	.394
2405	BR	372, 373	1203.79		205	1408.79	.394
2406	AR	105	798.39			798.39	.261
2407	AM	106	817.00			817.00	.267

Apartment Number	Apartment Type	Parking Stall(s)	Living Area (sq. ft.)	Roof Lanai (sq. ft.)	Lanai (sq. ft.)	Total Area (sq. ft.)	Percentage of Common Interest
2501	C	395, 396	1450.67		205	1655.67	.475
2502	AR	107	798.39			798.39	.261
2503	A	108	798.39			798.39	.261
2504	B	110, 111	1203.79		205	1408.79	.394
2505	BR	112, 113	1203.79		205	1408.79	.394
2506	AR	109	798.39			798.39	.261
2507	AM	134	817.00			817.00	.267
PHB1	C-L	212, 213	1450.67		205	1655.67	.475
PHB2	AR-L	280, 281	798.39			798.39	.261
PHB3	A-L	282, 283	798.39			798.39	.261
PHB4	B-L	375C, 376	1203.79		205	1408.79	.394
PHB5	BR-L	393, 394	1203.79		205	1408.79	.394
PHB6	AR-L	284, 285	798.39			798.39	.261
PHB7	AM-L	245, 246	817.00			817.00	.267
PHA1	C-ID	357, 222	1450.67	972	205	2627.67	.475
PHA2	AR-ID	262C, 363	798.39			798.39	.261
PHA3	A-ID	273, 274	798.39			798.39	.261
PHA4	B-ID	360, 361 C	1203.79	960	205	2368.79	.394
PHA5	BR-ID	386, 387	1203.79	960	205	2368.79	.394
PHA6	AR-ID	258, 259	798.39			798.39	.261
PHA7	AM-ID	286, 287	817.00			817.00	.267

C = Compact parking stall

TC = Tandem Compact parking stall

TRC = 1 Tandem Regular and 1 Tandem Compact parking stall

CRAIGSIDE
TOWER TWO

Apartment Number	Apartment Type	Parking Stall(s)	Living Area (sq. ft.)	Roof Lanai (sq. ft.)	Lanai (sq. ft.)	Total Area (sq. ft.)	Percentage of Common Interest
1A	E	489	1195.56		182	1377.56	.391
1B	F	191, 197	1470.50		205	1675.50	.482
2A	H	57, 58	1489.35		182	1671.35	.487
2B	F	15, 16	1470.50		205	1675.50	.482
3A	H	17, 18	1489.35		182	1671.35	.487
3B	F	19, 20	1470.50		205	1675.50	.482
4A	H	328, 329	1489.35		182	1671.35	.487
4B	F	330, 331	1470.50		205	1675.50	.482
5A	H	332, 333	1489.35		182	1671.35	.487
5B	F	334, 335	1470.50		205	1675.50	.482
6A	H	170, 171	1489.35		182	1671.35	.487
6B	F	181, 182	1470.50		205	1675.50	.482
7A	H	176, 183	1489.35		182	1671.35	.487
7B	F	177, 178	1470.50		205	1675.50	.482
8A	H	184, 185	1489.35		182	1671.35	.487
8B	F	54, 55	1470.50		205	1675.50	.482
9A	H	192, 193	1489.35		182	1671.35	.487
9B	F	188, 194	1470.50		205	1675.50	.482
10A	H	189, 190	1489.35		182	1671.35	.487
10B	F	195, 196	1470.50		205	1675.50	.482
11A	H	198, 199	1489.35		182	1671.35	.487
11B	F	200, 201	1470.50		205	1675.50	.482
12A	H	202, 203	1489.35		182	1671.35	.487
12B	F	68, 69	1470.50		205	1675.50	.482
13A	H	63, 70	1489.35		182	1671.35	.487
13B	F	64, 65	1470.50		205	1675.50	.482
14A	H	71, 72	1489.35		182	1671.35	.487
14B	F	79, 80	1470.50		205	1675.50	.482
15A	H	76, 77	1489.35		182	1671.35	.487
15B	F	75, 81	1470.50		205	1675.50	.482

TOWER TWO

<u>Apartment Number</u>	<u>Apartment Type</u>	<u>Parking Stall(s)</u>	<u>Living Area (sq. ft.)</u>	<u>Roof Lanai (sq. ft.)</u>	<u>Lanai (sq. ft.)</u>	<u>Total Area (sq. ft.)</u>	<u>Percentage of Common Interest</u>
16A	H	82, 83	1489.35		182	1671.35	.487
16B	F	78, 84	1470.50		205	1675.50	.482
17A	H	85, 86	1489.35		182	1671.35	.487
17B	F	87, 88	1470.50		205	1675.50	.482
18A	H	89, 90	1489.35		182	1671.35	.487
18B	F	31, 32	1470.50		205	1675.50	.482
19A	H	26, 33	1489.35		182	1671.35	.487
19B	F	27, 28	1470.50		205	1675.50	.482
20A	H	34, 35	1489.35		182	1671.35	.487
20B	F	41, 47	1470.50		205	1675.50	.482
21A	H	45, 46	1489.35		182	1671.35	.487
21B	F	39, 40	1470.50		205	1675.50	.482
22A	H	38, 44	1489.35		182	1671.35	.487
22B	F	42, 43	1470.50		205	1675.50	.482
23A	H	48, 49	1489.35		182	1671.35	.487
23B	F	50, 51	1470.50		205	1675.50	.482
24A	H	52, 53	1489.35		182	1671.35	.487
24B	F	10, 11	1470.50		205	1675.50	.482
25A	H	3, 4	1489.35		182	1671.35	.487
25B	F	1, 2	1470.50		205	1675.50	.482
PH II	EF	5, 6, 7, 8	3247.80		327.60	3575.40	1.063
PH	G	488, 14, 13, 12, 9, 490, 491	4734.01		901.24	5635.25	1.549

CRAIGS IDE
TOWER THREE

<u>Apartment Number</u>	<u>Apartment Type</u>	<u>Parking Stall(s)</u>	<u>Living Area (sq. ft.)</u>	<u>Roof Inai (sq. ft.)</u>	<u>Inai (sq. ft.)</u>	<u>Total Area (sq. ft.)</u>	<u>Percentage of Common Interest</u>
1A	J-R	429	657.00		90.0	747.00	.215
1B	L	289	830.70		90.0*	920.70	.272
1C	J	421	657.00		90.0	747.00	.215
1D	I	293	480.00		90.0	570.00	.157
1E	M	288	848.00		90.0	938.00	.277
1F	K	420	685.20		84.8	770.00	.224
2A	J-R	405	657.00		90.0	747.00	.215
2B	L	276	830.70		90.0	920.70	.272
2C	J	423	657.00		90.0	747.00	.215
2D	I	422	480.00		90.0	570.00	.157
2E	M	275	848.00		90.0	938.00	.277
2F	K	428	685.20		84.8	770.00	.224
3A	J-R	427	657.00		90.0	747.00	.215
3B	L	267	830.70		90.0	920.70	.272
3C	J	426	657.00		90.0	747.00	.215
3D	I	380	480.00		90.0	570.00	.157
3E	M	264	848.00		90.0	938.00	.277
3F	K	290	685.20		84.8	770.00	.224
4A	J-R	492	657.00		90.0	747.00	.215
4B	L	321	830.70		90.0	920.70	.272
4C	J	291	657.00		90.0	747.00	.215
4D	I	425	480.00		90.0	570.00	.157
4E	M	315	848.00		90.0	938.00	.277
4F	K	292	685.20		84.8	770.00	.224
5A	L-R	306	830.70		90.0	920.70	.272
5B	L	314	830.70		90.0	920.70	.272
5C	I-R	327	480.00		90.0	570.00	.157
5D	I	322	480.00		90.0	570.00	.157
5E	M	307	848.00		90.0	938.00	.277
5F	K	326	685.20		84.8	770.00	.224

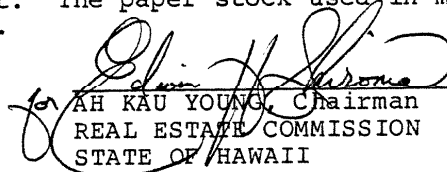
TOWER THREE

<u>Apartment Number</u>	<u>Apartment Type</u>	<u>Parking Stall(s)</u>	<u>Living Area (sq. ft.)</u>	<u>Roof Lanai (sq. ft.)</u>	<u>Lanai (sq. ft.)</u>	<u>Total Area (sq. ft.)</u>	<u>Percentage of Common Interest</u>
6A	I-R	294	830.70		90.0	920.70	.272
6B	L	295	830.70		90.0	920.70	.272
6C	I-R	297	480.00		90.0	570.00	.157
6D	I	325	480.00		90.0	570.00	.157
6E	M	320	848.00		90.0	938.00	.277
6F	K	298	685.20		84.8	770.00	.224
7A	I-R	311	830.70		90.0	920.70	.272
7B	L	312	830.70		90.0	920.70	.272
7C	I-R	324	480.00		90.0	570.00	.157
7D	I	313	480.00		90.0	570.00	.157
7E	M	305	848.00		90.0	938.00	.277
7F	K	317	685.20		84.8	770.00	.224
8A	I-R	301	830.70		90.0	920.70	.272
8B	L	309	830.70		90.0	920.70	.272
8C	I-R	323	480.00		90.0	570.00	.157
8D	I	316	480.00		90.0	570.00	.157
8E	M	302	848.00		90.0	938.00	.277
8F	K	310	685.20		84.8	770.00	.224

The purchaser or prospective purchaser should be cognizant of the fact that this Preliminary Public Report represents information disclosed by the developer in the required Notice of Intention submitted March 14, 1980, and information subsequently filed as of April 16, 1980.

THIS PRELIMINARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1256 filed with the Commission on March 14, 1980.

The report, when reproduced, shall be a true copy of the Commission's Public Report. The paper stock used in making facsimiles must be yellow.


for AH KAU YOUNG, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

DISTRIBUTION:

DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT
CITY & COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION
TITLE GUARANTY ESCROW SERVICES, INC.

DATE: April 21, 1980

REGISTRATION No. 1256